

OPEN HOUSE TODAY AT LOHI PLACE TOWNHOMES:

With trendy restaurants in all directions, a chance to sample four final townhomes in a fast-selling LoHi project



On The HOME FRONT

Mark Samuelson

LoHi area, just west of downtown? There's Old Major (one of Denver's top-10, says USA Today), Highland Tap, Cebiche Highlands, LoHi Steakbar, Jezebel, Root Down – not to mention The Laughing Latte, and places that have been there forever like Gaetano's.

Just the surroundings were enough that half of the units at LoHi Place Townhomes pre-sold months ago when there was little or nothing to see at W. 35th and Tejon St. Today, you can taste the whole entre – walk the four remaining units (all around 2,400 square feet) along with their 2-car garages and huge rooftop decks – touch the finishes, the Viking 5-burner cooktops, and stained white-oak plank floors.

"The size is really big for townhomes," says Ryan Wilson, one of the buyers who signed on early, after shopping six or seven months. "My entire life I've been a foodie," he said while showing off his nearly-complete, 3-bedroom/3½ bath unit last Wednesday. He ticked off some of his favorites he's looking forward to having nearby – including Williams & Graham (W. 32nd and Tejon), and places a few steps further like Linger, down the hill near the Millennium Bridge.

Deviree Vallejo and Jan Nelson with Kentwood City Properties note their six previous sales have gone to the full age-range of this Highlands



Architect's rendering of LoHi Place at W. 35th and Tejon.

market – including two empty-nest buyers (economists at NAR are now predicting Denver will be one of five national markets luring a new influx of baby-boom buyers this coming year); along with younger-to-mid-aged buyers like Wilson. He's moving up from a downtown condo; others are relocating here – one from Chicago, one from London.

Vallejo says that along with the dining, low-maintenance what draws all of them together. "They can lock it and leave it," she adds, noting that at least two have second homes they're keeping elsewhere.

"I do not want a yard to take

care of; I've been down that road before," said Wilson.

Early buyers have likely already seen some appreciation; however Vallejo says there's room for more in an area that's rapidly evolving north from W. 32nd to 38th. One remaining townhome is priced today at \$749,000, the other three at \$799,000. "Somebody is going to get \$50,000 equity immediately," she added.

Developer Sagebrush Companies and their contractor Mosely Company are Highlands veterans – and finishes you'll see include Caesarstone counters; lots of tile detailing; a 50,000 BTU

fireplace; surprisingly large 'flex room' on the ground level with a ¾-bath (works as an office or media area); and these expansive decks with plenty of outdoor-living potential. Vallejo and Cook will have brunch and mimosas out noon-until-3 today; take Speer north from I-25 a block to Zuni, head north eight blocks to W. 35th, then east to Tejon.

Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns online at DenverPostHomes.com

How many trendy bars and restaurants are there within a 5-block stroll of some roomy, contemporary townhomes you can preview today in Denver's



IF YOU GO...

WHERE: Open House for final 4 units at LoHi Place Townhomes, contemporary styled townhomes by Sagebrush Companies, walking distance from LoHi's restaurant district, around 2,400 sq. ft., 2-car attached garage, large rooftop decks; some units for January delivery; brunch, mimosas. 3501 Tejon Street, Denver; from I-25 take Speer Blvd northwest a block to Zuni, head north 8 blks to 35th and east 3 blks

PRICE: From \$749,000

WHEN: Today, noon until 3 p.m.

PHONE: 303-931-0097 or 303-667-4182

WEB: LoHiPlace.com